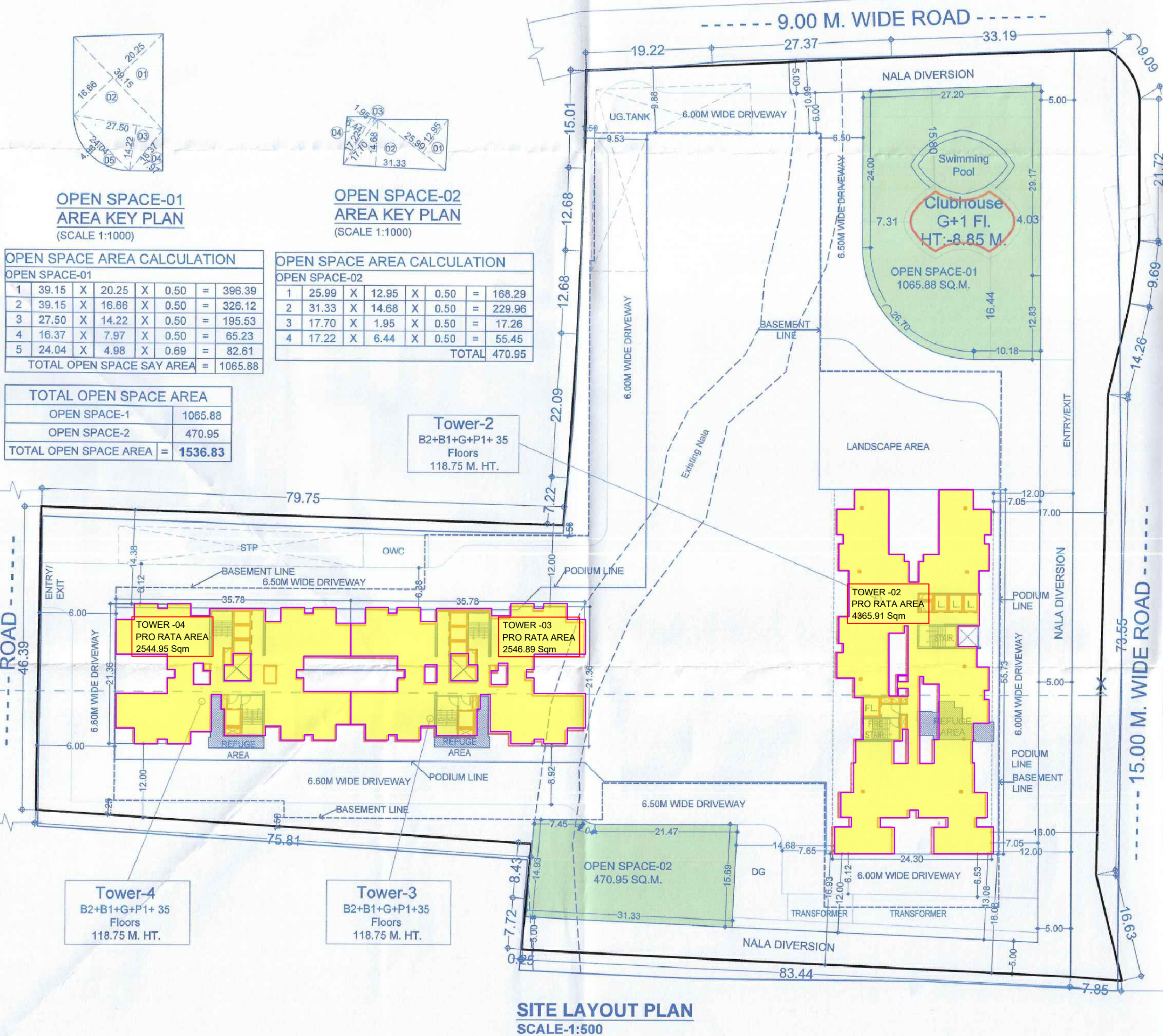


TOTAL F.S.I. STATEMENT (SQ.M.)								
BLDG. NAME	BLDG. FLOORS	BLDG. HT.	NET B/UP AREA			LIFT	FIRE LIFT	TENEMENTS
			COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA			
TOWER-2	B2+B1+G+P1+ 35 Floors	118.75	254.30	31263.49	31517.79	14.99	7.15	204
TOWER-3	B2+B1+G+P1+ 35 Floors	118.75	106.75	18286.08	18392.83	15.07	5.75	137
TOWER-4	B2+B1+G+P1+ 35 Floors	118.75	0.00	18382.71	18382.71	15.07	5.75	138
TOTAL AREA			361.05	67932.28	68293.33	45.13	18.65	479

FSI & NON FSI AREA STATEMENT								
BLDG. NAME	TOTAL B/UP AREA			LIFT AREA	FIRE LIFT AREA	L.M.R. AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA
	COMM.	RESI.	TOTAL					TENE.
TOWER-2	254.30	31263.49	31517.79	14.99	7.15	118.94	31658.87	204
TOWER-3	106.75	18286.08	18392.83	15.07	5.75	109.85	18523.50	137
TOWER-4	0.00	18382.71	18382.71	15.07	5.75	109.85	18513.38	138
PARKING			0.00				28950.29	0
TOTAL	361.05	67932.28	68293.33	45.13	18.65	338.64	29352.71	479

WATER CALCULATION													
BLDG	A Proposed Tenements	B No Of Persons / Tenements	C Water Required / Person / day	Required Over Head Water Tank (in liters)				H Provided	Required Under Ground Water Tank (in liters)				M Provided
				D Domestic (AXB/C)	E Required Capacity as per NBC 2016 (33.33%)	F Fire Fighting	G Total (E+F)		I Domestic (DX1.5)	J Required Capacity as per NBC 2016 (66.66%)	K Fire Fighting	L Total (J+K)	
TOWER-2	204	5	135	137700.00	45885	10000	55885	56800	20550	137686	200000	337686	
TOWER-3	137	5	135	92475.00	30822	10000	40822	41100	138713	92466	200000	292466	
TOWER-4	138	5	135	93150.00	31047	10000	41047	41300	139725	93141	200000	293141	
TOTAL	479		405	323325.00	107764.22	30000	137764	139200	484988	323293	600000	923293	923365

OPEN SPACE-01 AREA KEY PLAN (SCALE 1:1000)			
OPEN SPACE AREA CALCULATION			
1	39.15	X	20.25
2	39.15	X	16.86
3	27.50	X	14.22
4	16.37	X	7.97
5	24.04	X	4.98
TOTAL OPEN SPACE-01			1065.88
OPEN SPACE-02 AREA KEY PLAN (SCALE 1:1000)			
OPEN SPACE AREA CALCULATION			
1	25.99	X	12.95
2	31.33	X	14.68
3	17.70	X	1.98
4	17.22	X	6.44
TOTAL			470.95
TOTAL OPEN SPACE AREA			
OPEN SPACE-01			1065.88
OPEN SPACE-02			470.95
TOTAL OPEN SPACE AREA			1536.83



PARKING STATEMENT				
	NO.OF TENEMENTS / Units	CARS	SCOOTER	
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1:1)	470	470	470	
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1:2)	9	5	9	
PARKING REQUIRED BY RULE	479 TENE.	475	479	
5% VISITOR PARKING (A.B.C. & D)		24	24	
TOTAL PARKING REQUIRED		499	503	
TOTAL PARKING PROVIDED		1077	305	
COMPOSITE PARKING (80 Car X 8 Scooter)		-70	420	
TOTAL NET PARKING PROVIDED		1013	725	
PARKING AREA REQUIRED BY RULE				
1) CARS	12.50	X	=	12662.50 SQ.M.
2) SCOOTER	2.00	X	=	1450.00 SQ.M.
TOTAL PARKING AREA REQUIRED BY RULE			=	14112.50 SQ.M.

PARKING STATEMENT				
FLOOR NAME	CAR NO	SCOOTER NO		
BASEMENT-2 FLOOR PLAN	248	146		
BASEMENT-1 FLOOR PLAN	275	0		
GROUND FLOOR PARKING	357	0		
PODIUM FLOOR PARKING	197	157		
TOTAL	1077	305		

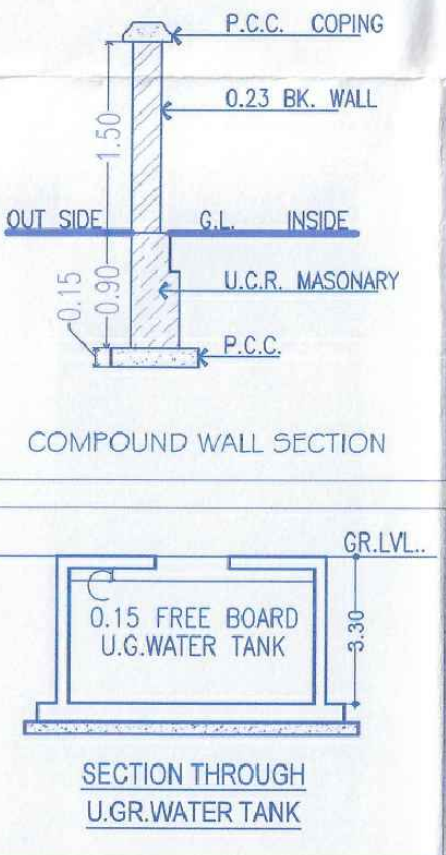
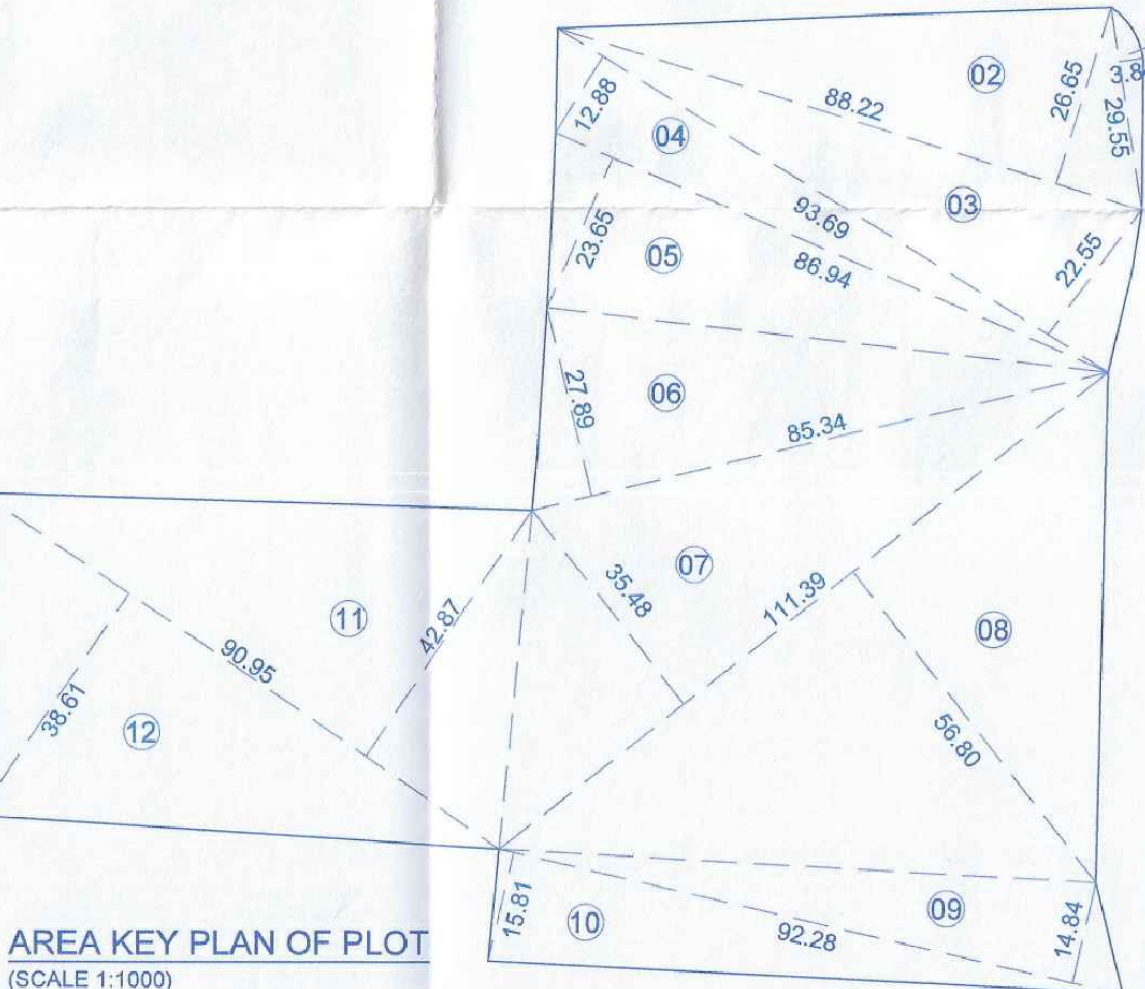
TOTAL PARKING AREA STATEMENT				
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	1013	12662.50
SCOOTERS	1.00X2.00	2.00	725	1450.00
TOTAL				14112.50

TOTAL PARKING AREA				
BASEMENT-2 FLOOR PLAN				8258.68
BASEMENT-1 FLOOR PLAN				8412.57
GROUND FLOOR PARKING				6139.53
PODIUM FLOOR PARKING				6139.53
TOTAL AREA				28950.29

TOWER-4	TOWER-3	TOWER-2
O.H.T.	O.H.T.	O.H.T.
TERRACE FL.	TERRACE FL.	TERRACE FL.
35TH FL.	35TH FL.	35TH FL.
34TH FL.	34TH FL.	34TH FL.
33RD FL.	33RD FL.	33RD FL.
32ND FL.	32ND FL.	32ND FL.
31ST FL.	31ST FL.	31ST FL.
30TH FL. (REFUGE)	30TH FL. (REFUGE)	30TH FL. (REFUGE)
29TH FL.	29TH FL.	29TH FL.
28TH FL.	28TH FL.	28TH FL.
27TH FL.	27TH FL.	27TH FL.
26TH FL.	26TH FL.	26TH FL.
25TH FL. (REFUGE)	25TH FL. (REFUGE)	25TH FL. (REFUGE)
24TH FL.	24TH FL.	24TH FL.
23RD FL.	23RD FL.	23RD FL.
22ND FL.	22ND FL.	22ND FL.
21ST FL.	21ST FL.	21ST FL.
20TH FL. (REFUGE)	20TH FL. (REFUGE)	20TH FL. (REFUGE)
19TH FL. (Fire Break Tank)	19TH FL. (Fire Break Tank)	19TH FL. (Fire Break Tank)
18TH FL. (Tank Pump Room)	18TH FL. (Tank Pump Room)	18TH FL. (Tank Pump Room)
17TH FL.	17TH FL.	17TH FL.
16TH FL.	16TH FL.	16TH FL.
15TH FL. (REFUGE)	15TH FL. (REFUGE)	15TH FL. (REFUGE)
14TH FL.	14TH FL.	14TH FL.
13TH FL.	13TH FL.	13TH FL.
12TH FL.	12TH FL.	12TH FL.
11TH FL.	11TH FL.	11TH FL.
10TH FL. (REFUGE)	10TH FL. (REFUGE)	10TH FL. (REFUGE)
9TH FL.	9TH FL.	9TH FL.
8TH FL.	8TH FL.	8TH FL.
7TH FL.	7TH FL.	7TH FL.
6TH FL.	6TH FL.	6TH FL.
5TH FL. (REFUGE)	5TH FL. (REFUGE)	5TH FL. (REFUGE)
4TH FL.	4TH FL.	4TH FL.
3RD FL.	3RD FL.	3RD FL.
2ND FL.	2ND FL.	2ND FL.
1ST FL.	1ST FL.	1ST FL.
P1 LEVEL	P1 LEVEL	P1 LEVEL
GROUND LVL.	GROUND LVL.	GROUND LVL.
BASEMENT-1	BASEMENT-1	BASEMENT-1
BASEMENT-2	BASEMENT-2	BASEMENT-2



PLOT AREA CALCULATIONS (Sector R17)				
1	0.50	X	29.55	= 58.74
2	0.50	X	88.22	= 1175.53
3	0.50	X	93.69	= 1066.35
4	0.50	X	93.69	= 603.36
5	0.50	X	86.94	= 1028.07
6	0.50	X	85.34	= 1190.07
7	0.50	X	111.39	= 1976.08
8	0.50	X	111.39	= 3163.48
9	0.50	X	92.28	= 684.72
10	0.50	X	92.28	= 729.47
11	0.50	X	90.95	= 1949.51
12	0.50	X	90.95	= 1755.79
TOTAL				15369.15



DATE & STAMP OF APPROVAL

SECTOR - R17

LAYOUT PLAN

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. RHA / C.R. No. 2444/28-29
Dated: 29/03/2024

Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune

A	AREA STATEMENT	SQM.
	Area of Plot (As Per PLU)	15368.00
	Area of Plot (As Per Triangulation)	15368.15
1	Area of Plot (Minimum Considered)	15368.00
2	Required Open Space Area (10% Of Sr. No.1)	1536.80
3	Proposed Open Space Area	1536.83
4	Permissible Basic F.S.I. (1.00 As Per PLU)	690795.00
5	Additional Premium F.S.I. (1.00 As Per PLU)	690795.00
6	Proposed Basic F.S.I. For Sector-R17	0.00
7	Proposed Premium F.S.I. For Sector-R17	42658.26
8	Total Proposed F.S.I. For Sector-R17	42658.26
9	Residential FSI	42467.68
10	Commercial FSI	200.58
11	Total Proposed F.S.I. (Resi.+ Comm.)	42658.26
12	Residential Ancillary Area FSI upto 60% With Payment of charges. (67932.28/1.00 = 42457.58) x 0.60 = 25474.60	25474.60
13	Commercial Ancillary Area FSI upto 80% With Payment of charges. (361.05/1.80 = 200.58) x 0.80 = 160.47	160.47
14	Total Ancillary (Resi. + Comm) 25474.60 + 160.47	25635.07
15	Existing FSI Area	
16	Total FSI + Ancillary FSI (Sr. No. 11 + 14)	68293.33

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Sign of the Owner

D LEGEND

Plot Boundary : Black
Proposed Work : Red

Existing to be retained: Hatched
Demolitions: Yellow hatched

PROJECT

PROPOSED BUILDING FOR SECTOR R-17, FOR INTEGRATED TOWNSHIP, MERCULUS CONSTRUWELL PVT. LTD. & OTHERS
ON GAT NO.124 TO 132,137(P) TO 142,144,145,146(P),147 TO 153, 155 TO 159(P), 160, 161(P) 162 TO 164, 166, 167, 169(P), 170 & 194(P) VILLAGE-MANJURI KHURD, TAL. HAVELI, PUNE.
ON GAT NO.1255 HISSA NO.14,17,18,28,29,31,33,34,36,38,46,47,48,65,66, 87,69,70,71,72,73, 1265,1267(P),1269,1273,1276 HISSA NO.2,3,5,6, 13,15,16,20,21,26,27,28,30,1A/2,34,37 VILLAGE-WAGHOLI, TAL. HAVELI, PUNE

OWNER(S)' NAME AND SIGNATURE

Owner(s) Name: JOINT VENTURE BY:
1) M/S. ASHIDAN DEVELOPERS PVT. LTD.
2) MANJURI HOUSING PROJECTS LLP
3) MERCULUS CONSTRUWELL PVT.LTD.
& OTHERS THROUGH MEENA KANNE

Owner(s) sign: [Signature]

Architect(s) sign: [Signature]

Drawing Title: Layout, FSI Statement, Water Cal., Parking Req.

Drawn by: Sudhir
Checked by: Sudhir

Job No: MW/S17
Revision No: BP/R2
Date: 04-11-2024

Reg.No. CA/09/11974
ANA Consortium Pvt. Ltd.
ANA's Floor Master Drawing Office Main Building
Galleria, Off 55 Road,CTS No.997 Shrinagar,
Pune-40 0 10 : Tel: 26665452 / 3442